

Who to call:

WRPA permitting is through St Johns River Water Management District. All other wetland permits are through the Florida Department of Environmental Protection.

FDEP PARCELS (Outside of WRPA)

WWW.DEP.STATE.FL.US

Delineation

JIM CARR (407) 893-3311

Permitting

JIM LEE (407) 893-3311

SJRWMD (Within WRPA)

WWW.SJRWMD.COM

Verification of Wetland Boundaries and Environmental Permitting

VICTORIA NATIONS (407) 659-4858

ANTHONY MILLER (407) 659-4856

PLEASE NOTE:

The wetland information provided in this brochure has no bearing on the conformity of a parcel and our information and maps are for basic reference only. The exact wetland limits within the parcel can only be determined by delineation and state verification.

See Seminole County Land Development Code for complete requirements.



PLANNING AND DEVELOPMENT
Development Review Division

(407) 665-7331

www.seminolecountyfl.gov

Wetlands Single Family RESIDENTIAL Review



Revised 2/6/04

Wetlands:

Areas which are identified by being inundated or saturated by surface or ground water with a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

WETLAND IMPACTS require a state permit from Florida Department of Environmental Protection (FDEP) or, if the parcel is within the Wekiva River Protection Area (WRPA) it is permitted through St. John's River Water Management District (SJRWMD). County permits are also required.

- A lot can be built on (if a legal/official parcel) even if the entire lot is a wetland.
- Avoid impacting wetlands if possible — if not minimize impacts as much as possible.
- Wetlands less than 1/2 acre total size and isolated from other wetland systems may not require mitigation but still need permitting through FDEP or SJRWMD.
- The remaining wetland area will probably be required to have a conservation easement placed over it dedicated to either FDEP or SJRWMD.
- Look at placement of structures in relation to the wetland area and try to maintain as much integrity of the wetland system as possible. (i.e. move to the location that least impedes/interrupts the wholeness or flow of the wetland system.)
- When you apply for permitting to FDEP or SJRWMD request as much area anticipated for all potential structures (even future out buildings) including any walkways that might be needed for access to other parts of the property.
- Docks require a building permit and approval from the County, but may also require permits from FDEP, or SJRWMD for any work done within the WRPA.
- Must have FDEP or SJRWMD permit prior to County issuing a building permit.
- General setbacks of all structures from wetlands are 15-foot minimum, 25-foot average, *unless* located in WRPA, Econ River Basin or outside of the Urban Service Area. Outside of the Urban Service Area setbacks of all

- structures from wetlands are 25-foot minimum, 50-foot average.
- Building setbacks from water bodies are measured from the seasonal high water elevation.
 - Setback of pools from water (this includes wet retention ponds): 30 feet from mean high water to pool's water edge or 25 ft. to screen enclosure. If you think that the pool will be enclosed in the future, be aware of the setback requirement for the screen enclosure. This requirement is to preserve the neighbor's view of the water.
 - Please be advised inter-agency coordination is necessary for projects located in the WRPA. See the District Web site, www.sjrwmd.com.
 - No loss of wetlands are appropriate in the Econ and Lake Jesup basins and the Wekiva River Protection area (CP CON 3.4).

Building within the Wekiva River Protection Area Overlay (WRPA)

- There is a 200 ft. County *no clearing* zone from the *stream's edge** of the Wekiva River (CP FLU 13.7.3).
- There is a Riparian Habitat Protection Zone mandated by SJRWMD. Building within this zone may require mitigation and will require permitting through SJRWMD.
- There is a 50 ft. undisturbed setback from all wetlands and 100-year flood plains. No development activities, including fill placement, will be allowed in wetlands or 100 year flood plain (CP FLU 14.9(a)(2)).
- Protection of listed species shall be accomplished through on site preservation or through relocation within the Wekiva River Protection Area. Incidental takes of protected fauna will not be allowed unless the animals are diseased* (CP FLU 14.9(a)(4)).

* *Applies to all properties located within the WRPA and outside of the East Lake Sylvan Transitional Area. (CPCON14.9(a)).*

The Econ River Basin Zone (ERPA) LDC Chapter 30 Part 57

The Econlockhatchee River Corridor Protection Zone includes all property within 1100 feet landward of *stream's edge** of Econlockhatchee and Little Econlockhatchee, and within 550 feet landward of stream's edge of tributaries. (30.1083)

- There is a Riparian Habitat Protection Zone mandated by FDEP. Building within this zone may require mitigation and will require permitting through FDEP.
- There is a 50 ft. setback from all wetlands connected to the Big Econlockhatchee River and its tributaries. There is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin. (30.1083(b)(4)) & (30.1085(b) (6)).
- Proposed development within 2000 ft. of the stream's edge must submit a letter from the Florida Division of Historical Resources or qualified archaeologist describing the potential for any archaeological or historical resources to occur on the project site (30.1085 (b)(8)).
- Rare upland habitats (scrub, longleaf pine – xeric oak, sand pine scrub, xeric oak, and live oak hammock) shall be preserved (30.1085 (b)(9)); *See 30.1083 for complete definition.*

Maps of the special basins and areas referred to in this brochure can be found at:

http://gis_arc.co.seminole.fl.us/website/info/viewer.htm

AND

www.seminolecountyfl.gov/Planning&Development/DevelopmentReview/WetlandInformation

